THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15074568**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $830,000.00. Affiant Subscribed and sworn to before me, this 24th day of August, 2015. Notary Public My Commission Expires: 3/6/19

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: James Bruce 2006 SWEETBRIAR AVE Nashville TN 37212-5412	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-15-438.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William R. Cook and wife, Angela D. Cook, as tenants by the entirety** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **James F. Bruce, Jr.** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 5 and 27-F on the Map of the Resubdivision of T. W. Crutcher & Co's Subdivision of the Jacob Hostettler's Subdivision of the Bain Tract, of record in Book 843, Page 71, Register's Office for said County.

Said Lots front 60 feet on the Northerly side of Sweetbriar Avenue and run back between lines, 251 feet 10 inches on the Westerly line and 252 feet 8 inches on the Easterly line, to a dead line in the rear on which they measure 60 feet.

Being the same property conveyed to William R. Cook and wife, Angela D. Cook, as tenants by the entirety by Warranty Deed from David A. Fleming, Jeffrey Daryl Troxel, Peggy C. Drane and Robert Gregg Troxel, recorded on the 14th day of August, 2003 in Instrument No. 20030814-0117354, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 843, Page(s) 71.

This is improved property located at 2006 SWEETBRIAR AVE Nashville, TN 37212-5412.

Davidson County DEEDWARR
Recvd: 08/25/15 10:06 3 pgs
Fees:18.00 Taxes:3071.00
20150825-0085689

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of August, 2015.

William R. Cook

Angela D. Cook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William R. Cook and Angela D. Cook, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of August, 2015.

Notary Public

NICHOLAS S. AKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2018

My Commission Expires: _____

True Copy Certification

I, Paul F. Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/17

Notary' Seal (if on paper)

